



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Minutes 05/22/2008

Commissioners Present: B. Cohen, A. Frisch, J. Hindmarsh, M. Kramer, S. Makowka, T. Smurzynski, J. Worden

Commissioners Not Present: M. Hope Berkowitz, M. Logan, Y. Logan, M. Penzenic, M. Potter

Guests Present: K. Rogers, C. Wright, J. Weinberg

1. AHDC Meeting Opens 8:00pm

2. Commissioner Training Session – S. Makowka will meet w/new Commissioners. J. Worden asked for “red book” which contains statute and other useful information. Carol will contact MHC for copy of this HDC Handbook. Reschedule to 15 minutes before future meeting.

3. **Appointment of Alternate Commissioners** – Mt. Gilboa/Crescent Hill – S. Makowka, T. Smurzynski, B. Cohen, A. Frisch; Pleasant St – S. Makowka, T. Smurzynski, A. Frisch

4. **Approval of Minutes** of March 27, 2008 – B. Cohen moved approval, T. Smurzynski seconded. Minutes approval by all. T. Smurzynski moved approval of April 24, 2008 draft minutes, B. Cohen seconded. Minutes approval by all. S. Makowka asked to be added to approved minutes CC: list.

5. Communications:

- Call re: Pleasant Street renovations – procedural questions from contractor
- Call re: demolition permit – referred to AHC – not in district
- Call re: CONA procedure and information request
- B. Cohen noticed roofing material present at Wellington House (UU Church – 86 Pleasant Street) – Carol will call and ask about activity.
- S. Makowka received notice of Board of Survey hearing of paper street off of Thesda Street (not in district)
- J. Worden discussed Warrant Article re: Board of Survey Statute and his interaction with article proponents.
- Request for informal hearing re: 211 Pleasant St., parking situation – realtor coming before Commission informally tonight

6: New Business

- Formal hearing re: 147 Lowell Street (Nyberg) re: demolition of existing non-original garage in preparation for previously approved new building. B. Cohen moved approval of demolition of garage at 147 Lowell Street in preparation of previously approved new house. It was noted for the record that the garage is not a significant contributing structure in the District. M. Kramer seconded. Approval unanimous.
- Formal hearing re: 26 Academy Street (Wright) re: addition of rear deck and exterior landscaping changes. C. Wright was present and discussed plans submitted electronically to HDC. Project is slightly visible from Maple Street. Not visible is an existing chain link fence which the owner desires to remove and replace with picket fence. S. Makowka noted that the suggested fence is not under our jurisdiction because it is located in the rear yard. Proposed new rear deck will be pine platform and steps. Trim will be all pine except for points in direct contact with ground which will be painted PVC. Rear deck will use stylistic cues of the front porch. Regarding proposed landscaping – this lot was really overgrown and water had made ravines in the back yard. Owner wants to create more usable family space by leveling some areas near house with transitions to be gently sloped berms. This would replace current 5-foot drop from back of house to rear of yard. This is not visible from the street at all. M. Kramer asked about advisability of using pine on deck. C. Wright responded that he is proposing mahogany or pine for all the

balusters and horizontal surfaces, pine elements will be vertical and painted. J. Worden moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by B. Cohen, moved unanimously. B. Cohen appointed monitor.

- Informal hearing re: 75 Pleasant Street (Pleasant St. Congregational Church Buildings) – Bill Turville, architect was present. Representative of church before Commission to discuss deteriorated gutters, front concrete deck and railing, wood capitals, and emergency exit located as side of building. 1) Gutter on front – originally discussed lining existing gutter with fiberglass but changed tack, will now line wood gutters with same EPDM rubber roof fabric used on the rest of the building – will also add additional downspout on to flat roof and considering how to put roof leader on long part of roof over to top of church to handle large volume of water where roof pitch is minimal. On other side same thing but trying to bring downspout down to grade on side adjacent to house. S. Makowka asked about success on doing EPDM liner in gutters – response was that the contractor has successfully used this technique. The back gutter is largest gutter project which can be seen up alley from Maple Street. Picture shows gap in upper gutter where a section literally fell off of building. In this case entire run needs to be replaced. Are deciding between fiberglass and mahogany with EPDM fabric (sample of laminated wood gutter shown). Returns at far end toward the neighbor on west end – they might be in good enough shape to splice the wood into. Commission suggested that laminated wood might be best approach and would qualify for CONA being replacement of wood material with wood material. Only visible change, addition of downspouts, would qualify for 10-day certificate. B. Cohen added that this is suggested in the interest of preserving the fabric of the building.

2) Parlor deck and railings – Existing wrought iron railings on balustrade and concrete deck area severely deteriorated allowing water to enter structure to function space below. The issue here is that in order to replace the concrete deck, the overlaying balustrade needs to be removed. The balustrade has severely spalling brick, masonry is crumbling, and existing iron railing is deteriorating. Want to replace existing balustrade with steel railing with a design consistent with railings found elsewhere on the building. S. Makowka noted that the deck is not visible but the railing change will require COA and a formal hearing. The Commission suggested that the proposed railing have some type of decorative element incorporated into railing because of length of railing. Commissioners willing to incorporate into certificate suggestion that railing height be no more than 36" to be as consistent as possible with original conditions.

- Duplicate capitol – propose to restore and replace with like materials (copying non-deteriorated element on same elevation). S. Makowka noted that a CONA can be issued for this work since it is duplicating what was there originally.
- Replace covering on side fire escape (serves as emergency exit from lower hall under deck). The existing 2 large masonry buttresses are in fine shape, but in past, the space between was framed with 2 x 4s and covered with corrugated translucent fiberglass. The fiberglass "shed" is now literally falling apart. Would like to put up a real roof with shingles to match building. Considering various siding options -- could put standard clapboards, but are considering Hardiplank (masonry would be very expensive choice due to need to dig out and pour a new more substantial foundation). S. Makowka said only concern is doing something so complicated it draws attention from the main building. Some sort of treatment that would tie in more to main church is preferable with a preference towards wood materials as opposed to Hardiplank. Applicant will be back for formal hearing next month.

J. Worden moved that having determined that the addition of downspouts on the front elevation of the building was so insignificant to the building that it be approved as a 10 day certificate. He proposed 2 motions – 1) to qualify for 10-day certificate 2) square aluminum downspouts to match the existing downspouts. J. Worden moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it for the addition of downspouts on the front elevation of the building, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Both motions (1) to approve the request for a 10 day certificate and (2) to approve the addition of the downspouts to match the existing downspouts moved by J. Worden, seconded by B. Cohen. Approved unanimously.

- Informal hearing re: 211 Pleasant Street. Judy Weinberg, realtor for owner of 211 Pleasant Street. There is a potential buyer interested in purchasing property but they are concerned about existing parking

situation. There is no driveway on left, however, a garage was added to the right sometime in 1940s.

Currently there is 1 car parking in the garage and 1 car parking in front of the garage. Buyer is interested in removing garage and then replacing the parking with driveway to left of the house. The Commission suggested that the key issue is the existing stonewall which is a prominent feature all along this section of Pleasant Street. Suggested possibility of creating equal size new driveway opening to the left side might be possible if they were willing to rebuild stone wall using original material where garage removed. Will have to be part of the same project. S. Makowka inquired about location of property line and noted need to get other Town approvals as well. S. Makowka also reminded the applicant that Commission is only trying to provide some guidance tonight; since this is an informal hearing, no commitments are being made tonight and Commission will need to fully consider any application actually submitted at a formal hearing. The existing stairway cut to the left is less than 4 feet; driveway cut needs to be at least 8-10 feet which would create a pretty substantial break in the wall. The Commission suggested that a double driveway probably would not be appropriate -- applicant needs to talk with an engineer to discuss turning radii, pitch on proposed driveway etc. Would also need to fully develop specifications for rebuilding wall where old garage was situated. Takeaway, the possibility of this change is probably there however there is no commitment and the key focus will be on the details. Possibility but not a guarantee. Formal application and hearing process would be required before any approval would be granted.

7. Old Business

- a. Preservation Loan Program Update - Carol will work on AHDC letters & AHC to go with preservation fund mailing. We provide printed letters; labels and Preservation Loan Program will get envelopes & mail thru Preservation Fund.
- b. Outreach to Neighborhoods & Realtors - Town Day is Friday, September 19, 2008, and Saturday, September 20, 2008 with rain dates of Friday, September 26, 2008, and Saturday, September 27, 2008.

8. Review of Projects

- 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
- 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
- 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
- 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 14 Jason Street (window change w/o permit) - Makowka
- 144 Pleasant Street (Cole, 04-1P) – Potter-COA
- 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
- 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
- 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
- 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
- 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
- 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
- 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
- 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
- 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
- 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
- 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
- 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
- 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
- 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
- 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
- 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA

- 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
- 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
- 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
- 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
- 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
- 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
- 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
- 205 Pleasant Street (Kavanaugh – (originally 05-30Pcorrected to 06-05P) – Makowka – CONA
- 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
- 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
- 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
- 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
- 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
- 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
- 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
- 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
- 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
- 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
- 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
- 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
- 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
- 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
- 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
- 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
- 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
- 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
- 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
- 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
- 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
- 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
- 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
- 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
- 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
- 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
- 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
- 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
- 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
- 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
- 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
- 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffitts, Fascia, Gutters)
- 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
- 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
- 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
- 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
- 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
- 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)

- 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
- 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
- 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
- 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
- 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
- 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
- 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)
- 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
- 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
- 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
- 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
- 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
- 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
- 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
- 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
- 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
- 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
- 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
- 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)
- 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
- 23 Water St. (Whitford – 07-44R) – Cohen – COA (Shed)
- 20 Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
- 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
- 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
- 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)

- 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)

- 128 Pleasant St. (Condo Assoc. – 07-50P) – Makowka – COA (Wood Shed)
- 40 Russell St. (Allen – 07-51R) – Makowka – CONA (Rear Steps & Railings)
- 40 Jason St. (Foley – 07-52J) – Makowka – COA (Driveway Change of Grade, Wall)
- 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
- 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
- 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
- 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
- 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
- 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
- 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
- 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
- 15 Russell Street (Wang – 08-02R) – Hindmarsh – COA (Front Entry Doors)
- 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
- 109 Westminster Ave. (Rines -08-04M) – Kramer – COA (Door, Porch, Deck)
- 9 Ravine Street (Smurzynski – 08-05J) – Makowka – CONA (Shingles, Gutters, Moldings)
- 30 Academy Street (McKee – 08-06P) – Makowka – COA (Garage)
- 54 Jaston Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
- 15 Russell Street (Wang – 08-08R) – Makowka – CONA (Rear Storm & Wooden Door on W)
- 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)

- 12 Prescott Street (Knights of Columbus – 08-10R) – CONA (Cedar Shingles)
- 160 Westminstser Ave. (Jackson – 08-11M) – COA (Rear Addition on House)
- 147 Lowell Street (Nyberg – 08-12M) – COA (New House)
- 15 Russell Street (Wang – 08-13R) – COA (Vinyl Window Removal w/Wood Replacement)
- 38 Russell Street (Kramer – 08-14R) – COA (Roof and Skylight)
- 38 Russell Street (Kramer – 08-15R) – CONA (Kitchen and Rear Windows)
- 105 Pleasant Street (Ferraguto – 08-16P) – CONA (Deck Railings)
- 40 Russell Street (Allen – 08-17R) – CONA (Sidewalk)
- All projects marked in red will be removed after this month. Time limitations in effect.
- All projects marked in blue appear finished and will be removed after this month unless otherwise directed by monitor.

Meeting adjourned 9:55pm.